

May 12, 2010

ITEM NO. B4

AUTHORIZATION TO EXECUTE MODIFICATION NO. G-04 TO CONTRACT NO. 9081 WITH TROPIC CONSTRUCTION CORPORATION FOR ADDITIONAL WORK RELATED TO THE EXTERIOR ENVELOPE REPAIRS, INTERIOR RENOVATION WORK AND ADA AND SITE IMPROVEMENTS AT HOYNE COMMUNITY CENTER (IL2-035)

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute Contract Modification No. G-04 to Contract No. 9081 with Tropic Construction Corporation in an amount not to exceed \$350,000.00 for additional work related to the exterior envelope repairs, interior renovation work and ADA and site improvements at Hoyne Community Center (IL2-035). The new total contract amount for Contract No. 9081 is \$2,717,071.00.

FUNDING
General Fund

Contractor:	Tropic Construction Corporation 325 No. Wells (8 th floor) Chicago, IL 60654		
Contract Number:	9081	Modification No.:	G-04
Contract Type:	Construction Services	Contract Date:	October 14, 2009
Original Contract Price:	\$ 2,267,414.00	Contract Time:	Unchanged
Modification G-01:	\$ 40,657.00	% of original contract –	
Modification G-02:	\$ 41,441.00	this modification:	15.84%
Modification G-03:	\$ 17,559.00	% of original contract –	
This Modification G-04:	\$ 350,000.00 NTE	all modifications:	19.83%
New Total Contract Price:	\$ 2,717,071.00		

M/W/DBE Participation (Original and Modifications):

Direct: MBE 35 % WBE 17 % DBE %
Indirect: MBE % WBE % DBE %
Waiver Yes/No

Section 3:

Hiring (#) 3 Subcontracting (\$) _____ Other Economic Opportunities (\$) _____

ORIGINAL SCOPE OF SERVICES

As part of the Capital Improvement Program, the Chicago Housing Authority (CHA) entered into a contract with Tropic Construction Corporation (Tropic) to perform exterior envelope repairs, interior renovation work and ADA and site improvements at Hoyne Community Center (IL2-035). This work covers, but is not limited to, replacing exterior doors, windows, tuck pointing, roof repair, new and upgraded toilet rooms, a new elevator, new stairs, new lighting and ceilings, new flooring, painting, new kitchen equipment and cabinets, a new fire alarm system, upgraded electrical power and distribution, new plumbing, new fencing and landscaping, and a new mechanical ventilation system. This work is being performed at Hoyne Community Center and Day Care Center, 123 – 125 No. Hoyne. The completion date for all work is October 14, 2010.

MODIFIED SCOPE OF SERVICES

Contract Modification No. G-04 to Contract No. 9081, in an amount not to exceed \$350,000.00, covers roof replacement work at Hoyne Community Center (Hoyne). The roof replacement work includes, but is not limited to, the removal and replacement of the entire existing metal deck, roof membranes, wood blockings and roof insulation for the two-story brick building (which houses office space, a gym and a one-story brick extension on its East side).

The original construction drawings anticipated that only limited portions of the roof, including the insulation, roof membrane and other protective roofing materials, would need repairs. Once the Contractor had access to the Center and weather allowed, additional forensic testing of the roof was performed. Interior demolition of acoustical tiles in the rooms directly below the metal decks has been performed, and portions of the roofing materials covering the metal roof deck have been removed. The expanded views of the metal deck provided by these steps have revealed that the majority of the metal deck is badly rusted. In fact, the entire roof has deteriorated to the point where the structural integrity of the building's roofing structure has been compromised.

Given the findings discovered in the removal of the ceiling tiles and the roof tear off, the architect has strongly recommended that all of the roof metal decks for Hoyne be completely replaced, along with the insulation and other cover materials. With completion of this work, Hoyne will have a completely new, structurally sound roof system with a full 20 year warranty for the entire building.

Based on the architect's most recent inspections of the roof and the possibility that further structural deficiencies may be discovered as the work proceeds, CCD requests that an amount not to exceed \$350,000.00 be approved for this work. Any funds not expended by the Contractor will be credited to the CHA in the form of a deductive change order modification after completion of the work and determination of the final cost.

CONCLUSION

Based on the review and recommendation of the Project Manager and the staff of the Capital Construction Department, it is in the best interest of the CHA for the Board of Commissioners to authorize the Chief Executive Officer or his designee to execute Contract Modification No. G-04 to Contract No. 9081 with Tropic Construction Corporation in an amount not to exceed \$350,000.00 for additional work related to the exterior envelope repairs, interior renovation work and ADA and site improvements at Hoyne Community Center (IL2-035). The new total contract amount of Contract No. 9081 is \$2,717,071.00. The Contract completion date is unchanged.

This Contract Modification is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

RESOLUTION NO. 2010-CHA-64

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. G-04 TO CONTRACT NO. 9081 WITH TROPIC CONSTRUCTION CORPORATION FOR ADDITIONAL WORK RELATED TO THE EXTERIOR ENVELOPE REPAIRS, INTERIOR RENOVATION WORK AND ADA AND SITE IMPROVEMENTS AT HOYNE COMMUNITY CENTER (IL2-035)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification No. G-04 to Contract No. 9081 with Tropic Construction Corporation in an amount not to exceed \$350,000.00 for additional work related to the exterior envelope repairs, interior renovation work and ADA and site improvements at Hoyne Community Center (IL2-035). The new total contract amount for Contract No. 9081 is \$2,717,071.00. The Contract completion date is unchanged.

This Contract Modification is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

